

Item # _____

Prepared by: Gloria Kelly
Shelby County Land Bank

Approved by: _____
County Attorney

RESOLUTION APPROVING THE SALE OF THIRTEEN (13) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 0005, 0106, 0205, 0206, 0403, 0405, 0501, AND 0503, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING \$40,700.00, PURSUANT TO THE SALE PROVISIONS OF T.C.A. §67-5-2507 AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE QUIT CLAIM DEEDS. SPONSORED BY COMMISSIONER HENRI BROOKS.

WHEREAS, Shelby County has acquired thirteen (13) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos. 0005, 0106, 0205, 0206, 0403, 0405, 0501, and 0503, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit "A", and incorporated herein by reference; and

WHEREAS, Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said Delinquent Tax Parcels to secure purchase offers for each; and

WHEREAS, The purchase offers received for said Delinquent Tax Parcels were publicly advertised for increased offers pursuant to T.C.A. §67-5-2507 in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price; and

WHEREAS, It is deemed to be in the best interest of Shelby County to sell said thirteen (13) Delinquent Tax Parcels to the identified purchasers for the sale prices as listed in said Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the sale of the aforementioned thirteen (13) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 0005, 0106, 0205, 0206, 0403, 0405, 0501, and 0503, to the identified purchasers for the sale prices listed in said Exhibit "A", collectively totaling \$40,700.00, be and the same is hereby approved.

BE IT FURTHER RESOLVED, That the Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the closing of the Delinquent Tax Parcel sales described herein.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

Shelby County Mayor

Date: _____

ATTEST:

Clerk of County Commission

ADOPTED _____

SUMMARY SHEET

I. Description of Item

A Resolution approving the sale of thirteen (13) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 0005, 0106, 0205, 0206, 0403, 0405, 0501, and 0503. Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said parcels to secure purchase offers for each. The purchase offers received were publicly advertised for increased offers in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price. Base upon the above, it is hereby recommended by the Administration that the sale of these thirteen (13) Delinquent Tax Parcels be approved.

II. Source and Amount of Funding

Amount Expended/Budget Line Item

All Costs (Direct/Indirect)

Additional or Subsequent Obligations or Expenses of Shelby County

III. Contract Items

Offer to Purchase

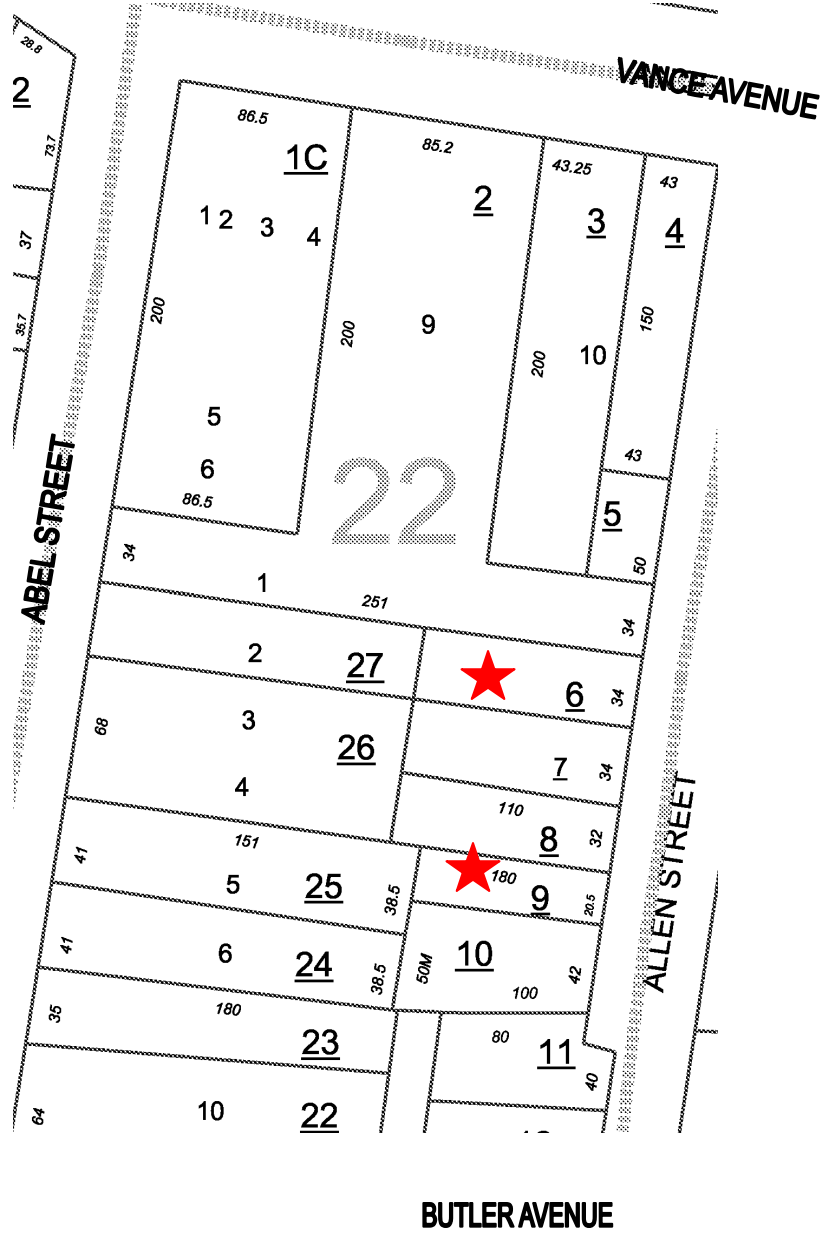
Quit Claim Deeds

IV. Additional Information Relevant to Approval of this Item

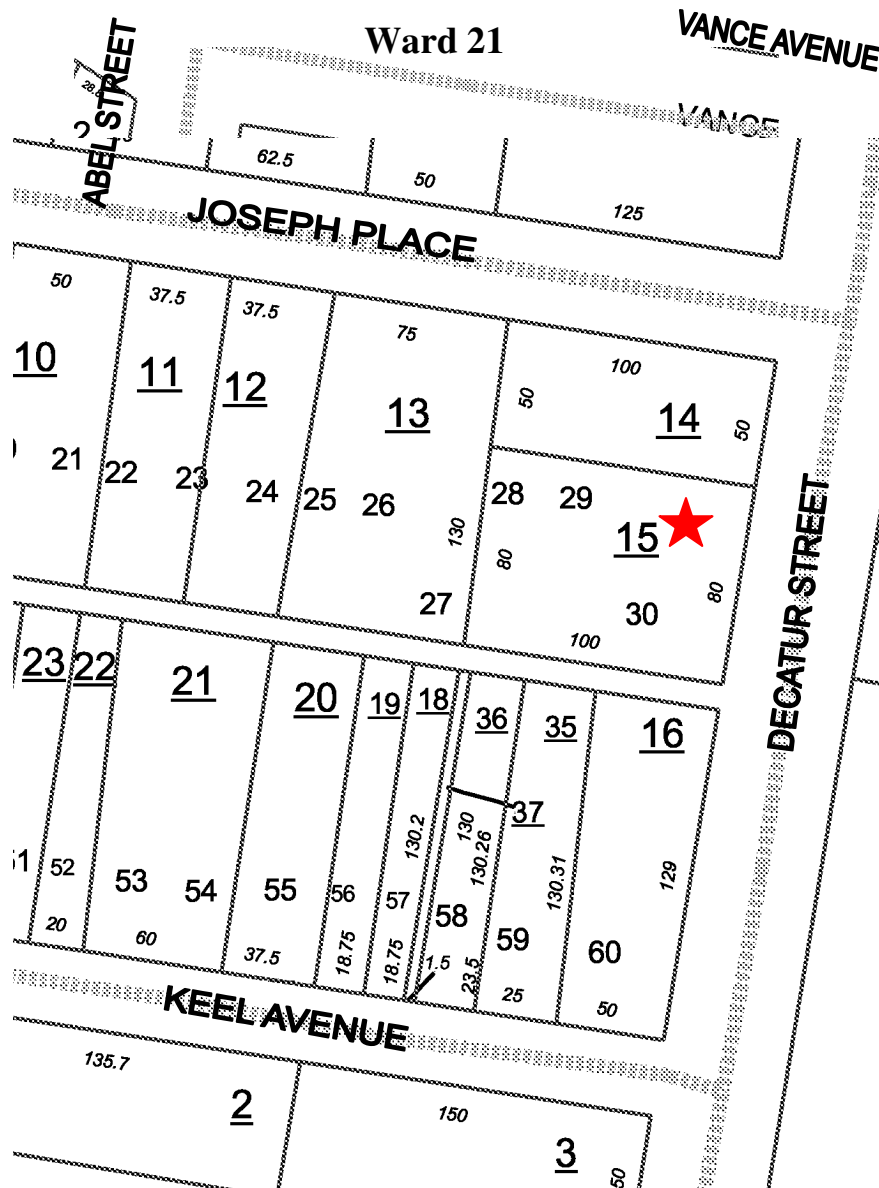
N/A

EXHIBIT "A"									
EXHIBIT #	TAX SALE	WBP	ADDRESS LOT SIZE	ZONING CODE	TOTAL TAXES AND FEES	PURCHASER	EVALUATION	SALES PRICE	PLANNED USE
221	0503	005022000000060	Allen St. 34' x 110'	R-SD	\$8,651.65	MDM Investments of Memphis	\$1,700.00	\$1,700.00	Investment
224	0503	005022000000090	Allen St. 20' x 100'	R-SD	\$6,431.26	MDM Investments of Memphis	\$1,000.00	\$1,000.00	Investment
1287	0501	021007000000150	809 Decatur St. 80' x 100'	RS-6	\$2,914.37	Christine Ray	\$3,000.00	\$2,000.00	Investment
1965	0503	024037000000030	65 E. McLeMORE Ave 100' x 68'	R-D	\$7,233.58	Memphis Property Management & Investors, Inc.	\$6,000.00	\$6,000.00	Investment
6084	0403	042004000000130	1597 Maplewood St. 40' x 120'	RS-6	\$5,156.42	Fredrick Anderson	\$1,800.00	\$1,500.00	Investment
10041	0106	043001000000010	Warford St. 2.3 Acres	I-H	\$844.23	David Humphries	\$4,000.00	\$3,000.00	Investment
10120	0206	060003000000080	1206 Elliston Rd. 60' x 139'	R-D	\$5,137.04	Willie B. Robinson	\$12,000.00 House	\$7,000.00	Investment
10709	0205	061002000000060	2351 Brooklyn Ave. 25' x 104'	R-D	\$6,923.61	Rometa Ayers	\$1,500.00	\$1,000.00	Expand Property Size
11367	0005	075087000005730	Weaver Road 65' x 136'	RES	\$2,124.60	Trustees Mt. Pisgah Baptist Church	\$3,000.00	\$3,000.00	Church Property
17025	0405	B01490000008540	8035 N. Westbrook Rd. 192' x 224'	RS-15	\$270.56	Lisa Brice	\$2,000.00	\$2,000.00	Investment
16812	0405	D01370000000930	6020 Raleigh Millington 310' x 211'	C-L	\$17,072.45	Douglas R. Beaty, Trustee Tower Limited Trust	\$15,000.00	\$8,000.00	Investment
21206	0503	M010500000054Z	Greenhill Rd 124' x 290'	R-I	\$1,962.73	Henry F. Dacus	\$4,000.00	\$4,000.00	Investment
21213	0503	M01150000000420	8735 Greenhill Rd 12' x 290'	R-I	\$460.70	Henry F. Dacus	\$500.00	\$500.00	Investment
13 Properties								Total	\$40,700.00

Ward 5

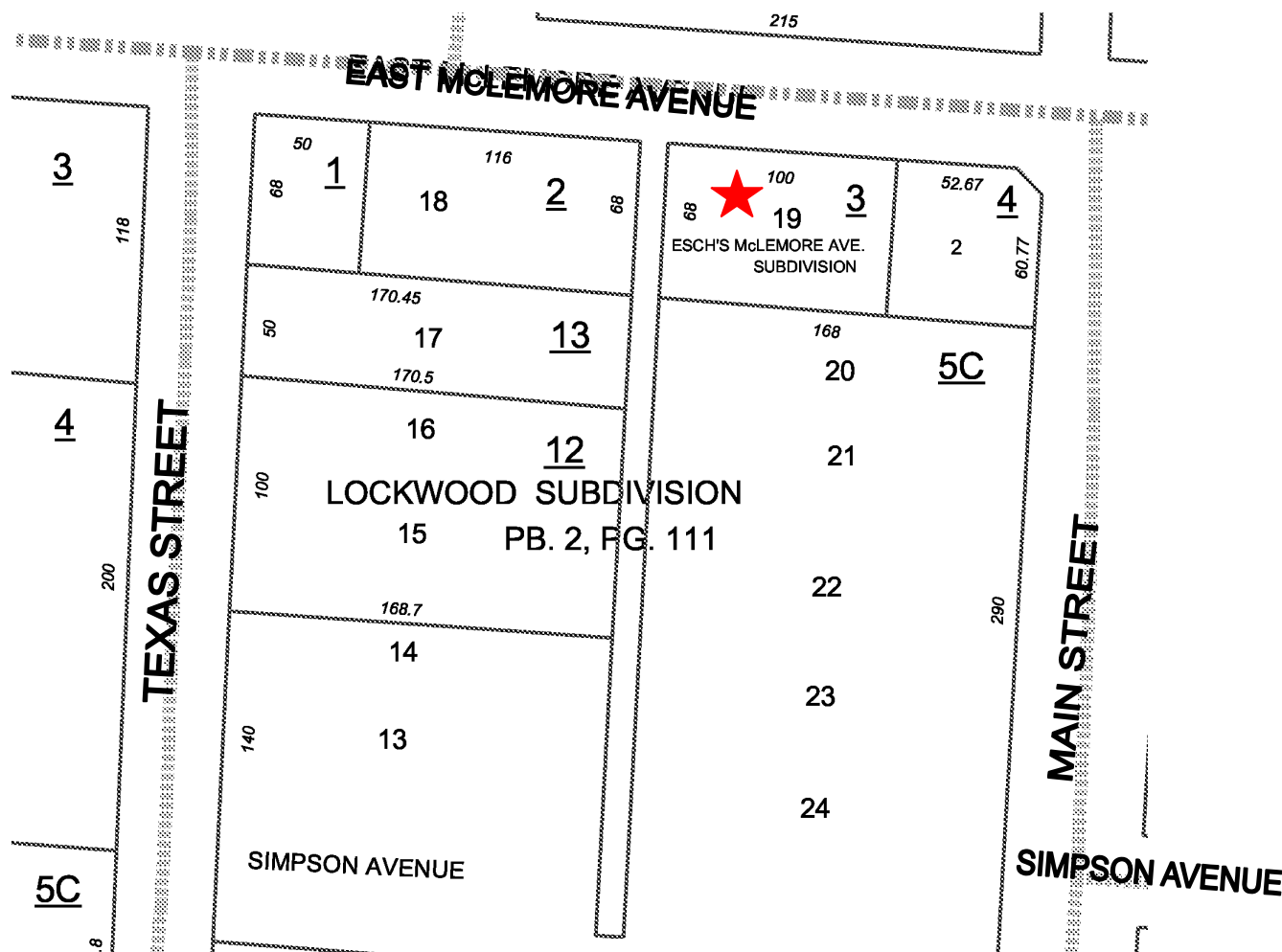


005 0220 0 00006 0 / 005 0220 0 00009 0



021 0070 0 00015 0

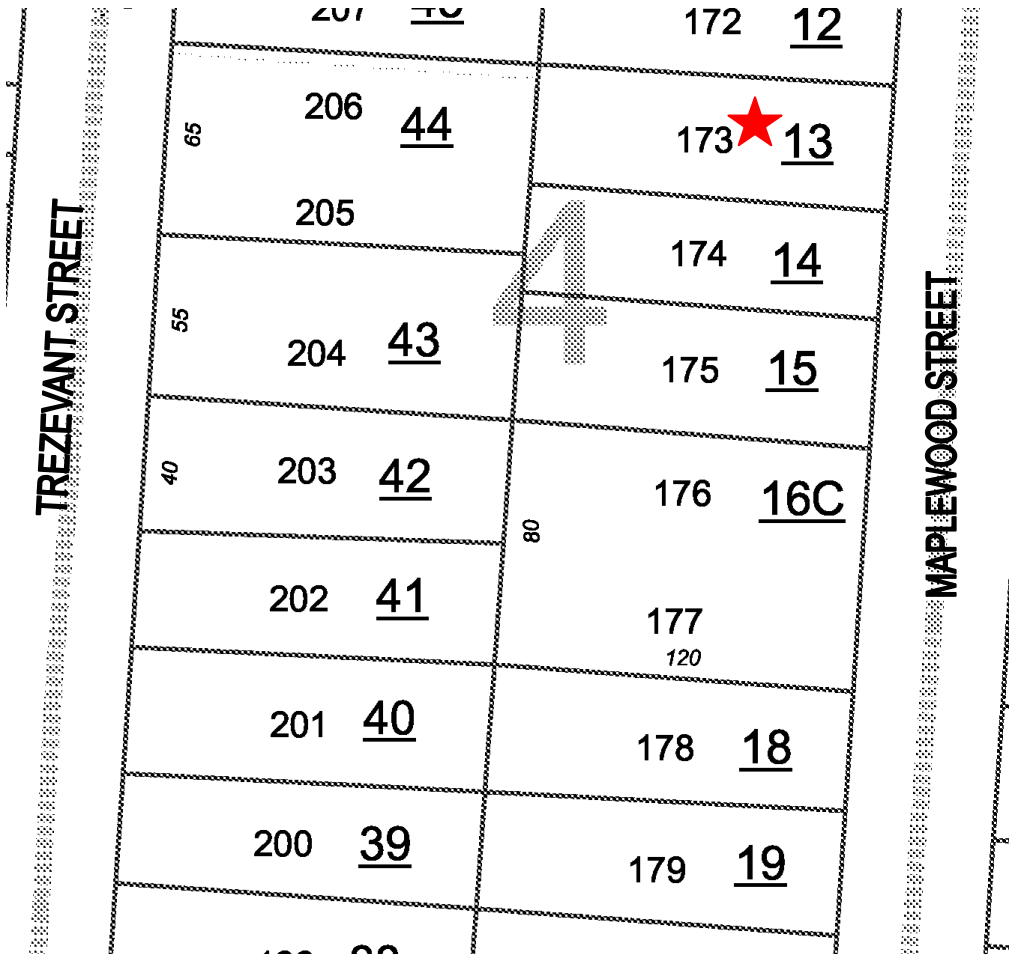
Ward 24



024 0370 0 00003 0

Ward 42

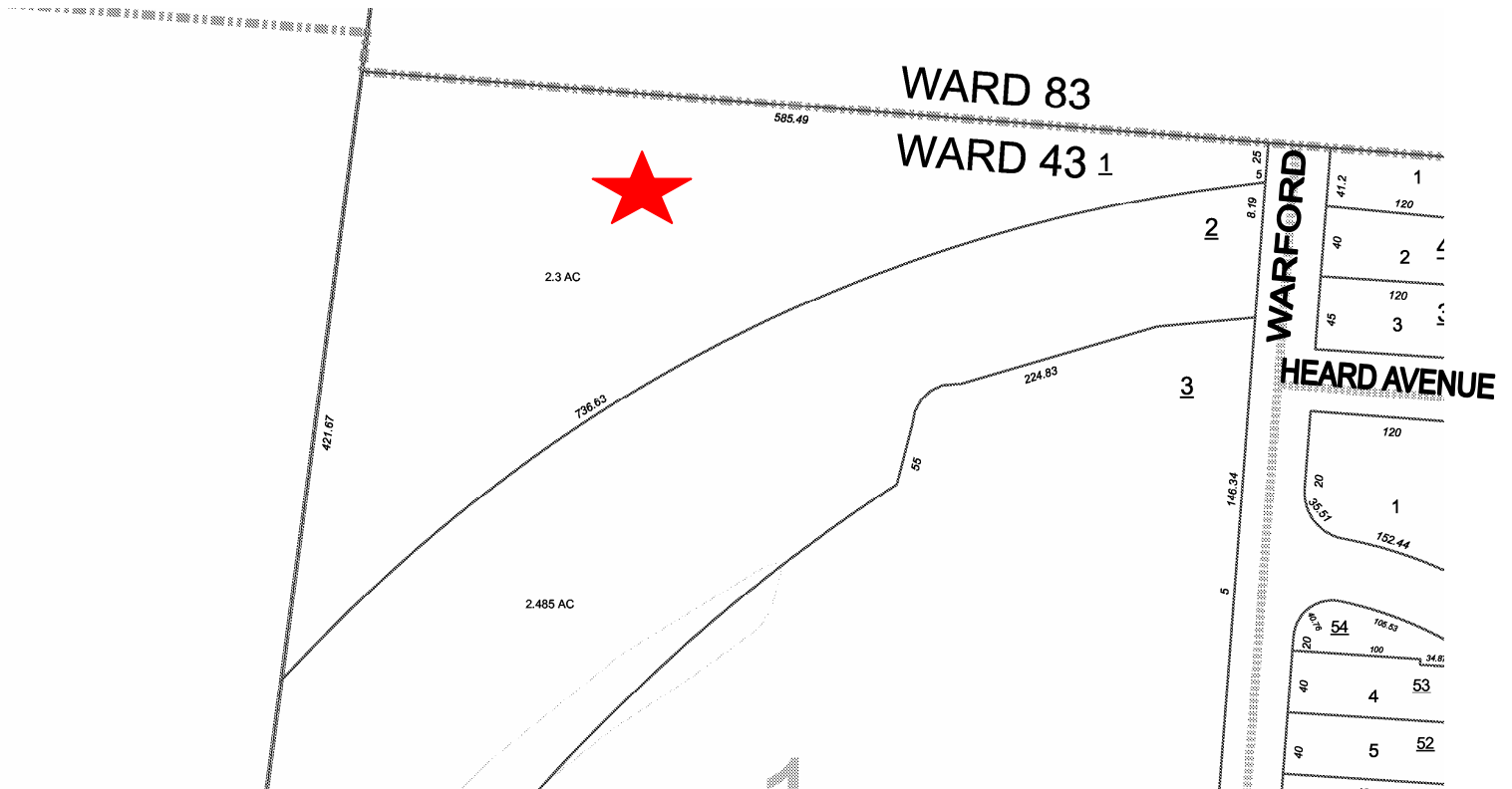
HEARD AVENUE



SANDERS AVENUE

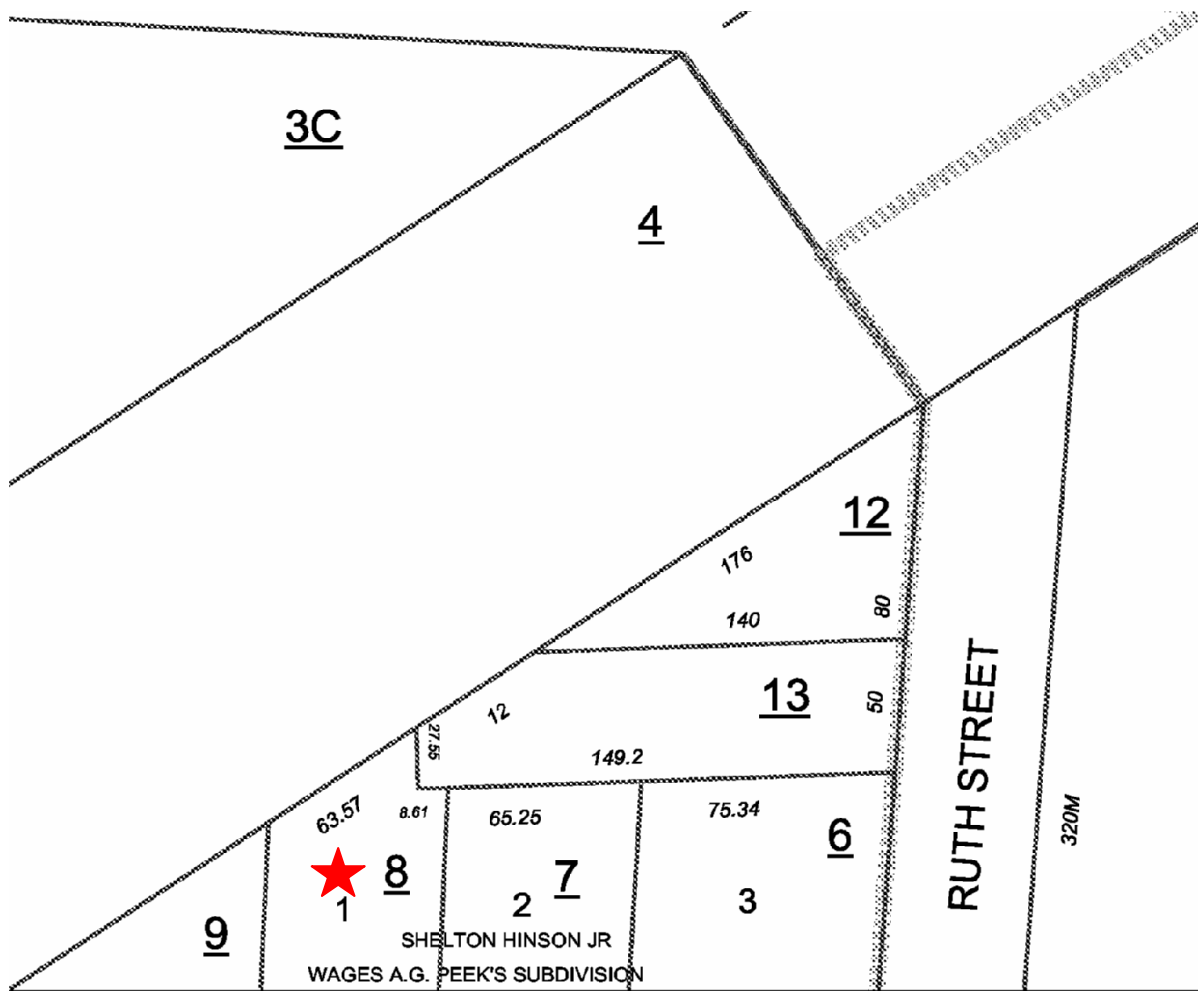
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Ward 43



043 0010 0 00001 0

Ward 60

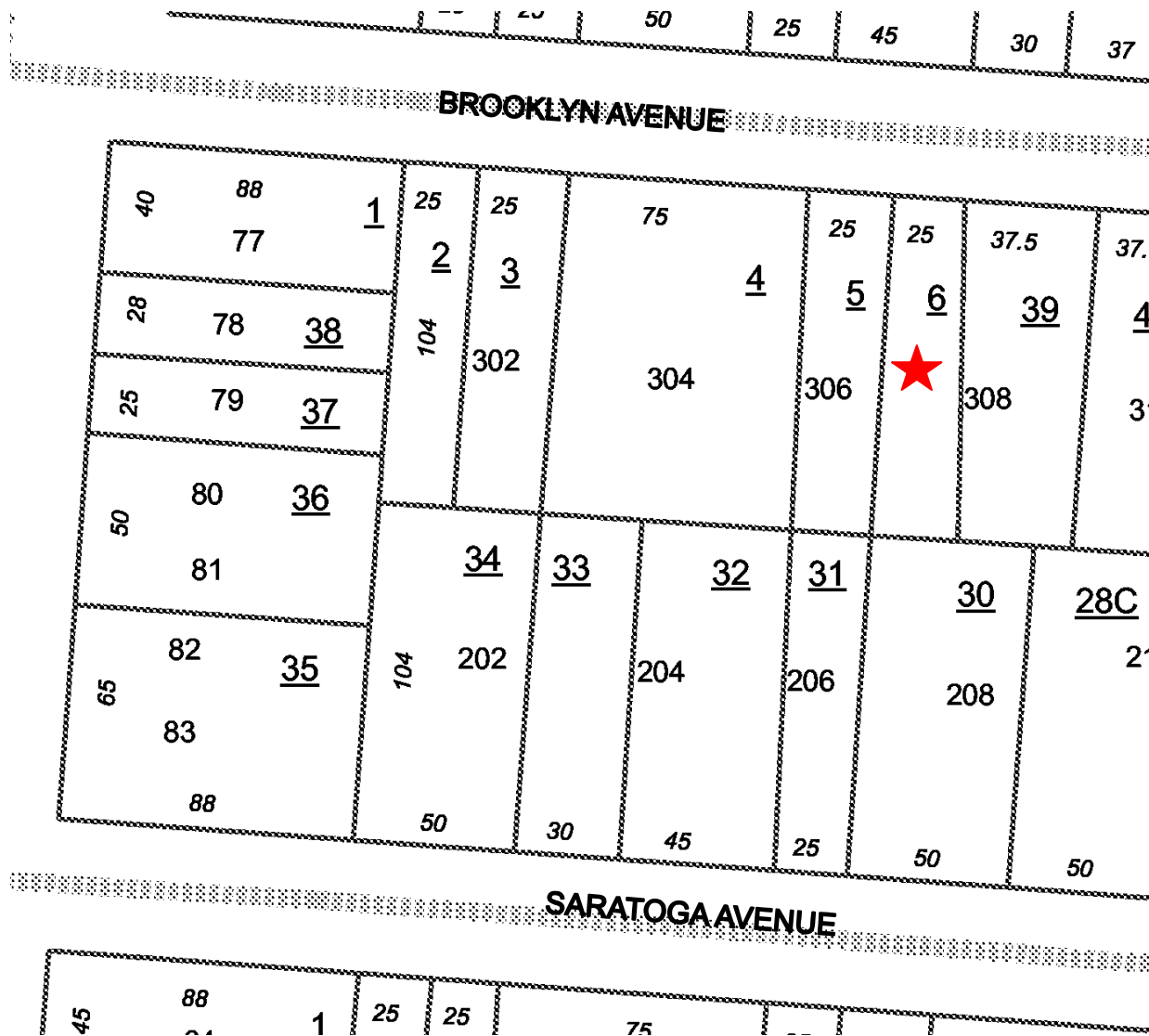


1206 Eelliston Rd.

060 0030 0 00008 0

Ward 61

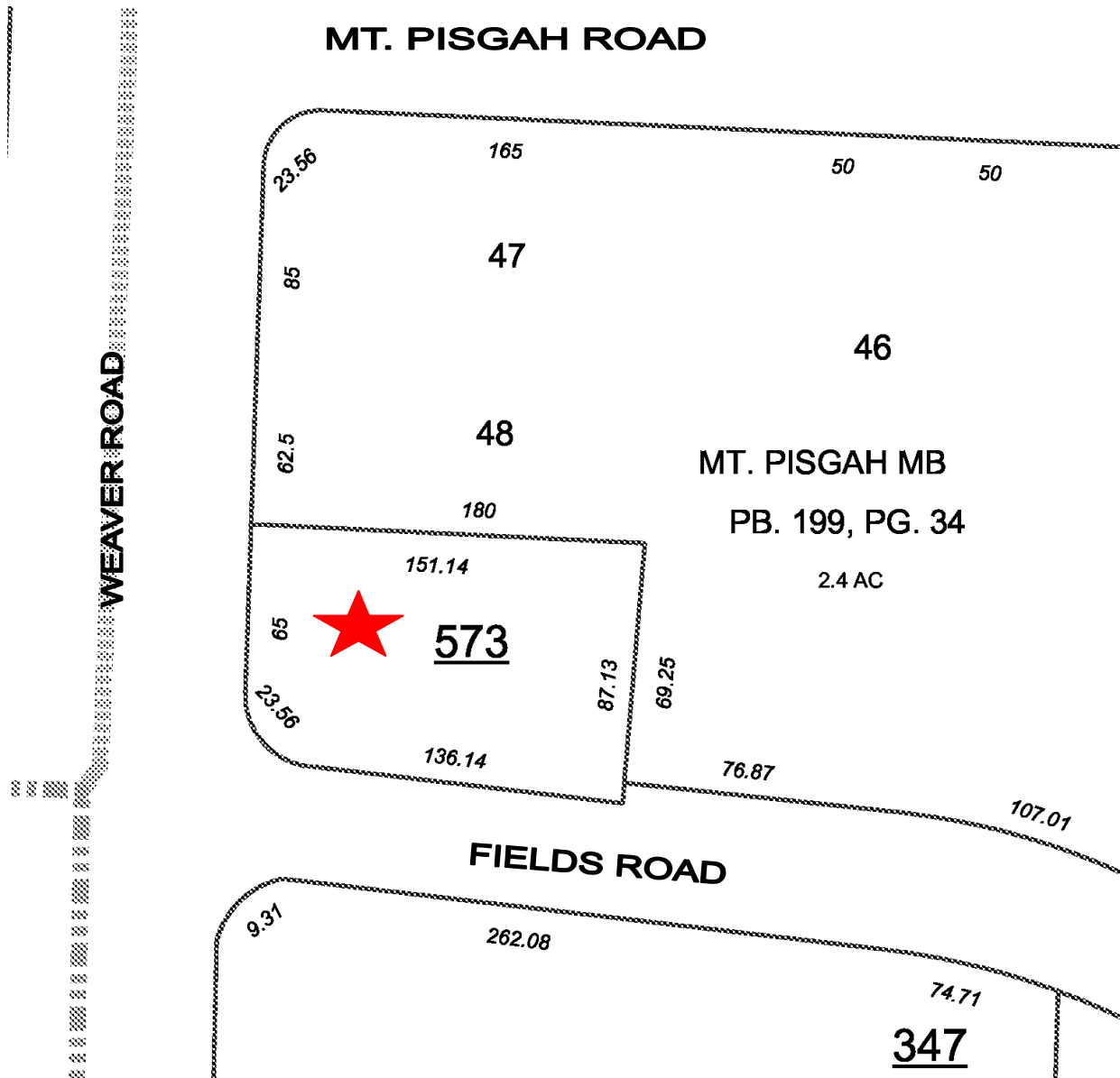
VIADUCT AIRWAYS BOULEVARD



GRAND STREET

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Ward 75

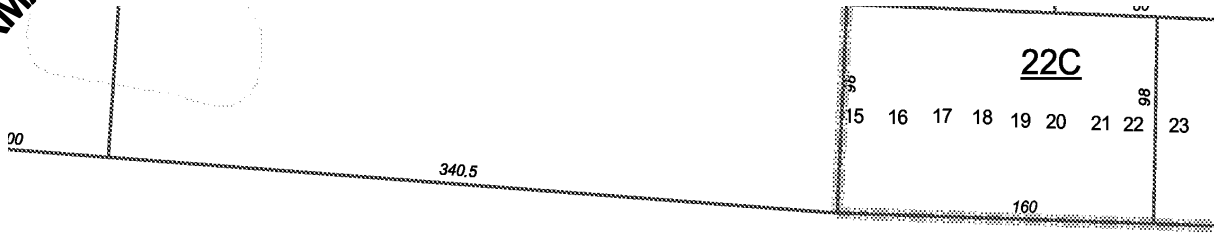


075 0870 0 00573 0

Ward B01

↑
GERMANTOWN ROAD

↓
GERMANTOWN ROAD



WESTBROOK STREET

240.55



24.4

450.8

855

2.489 AC

450.8

450.8

248.5

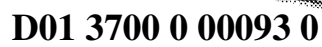
158.4

191.8

240.5

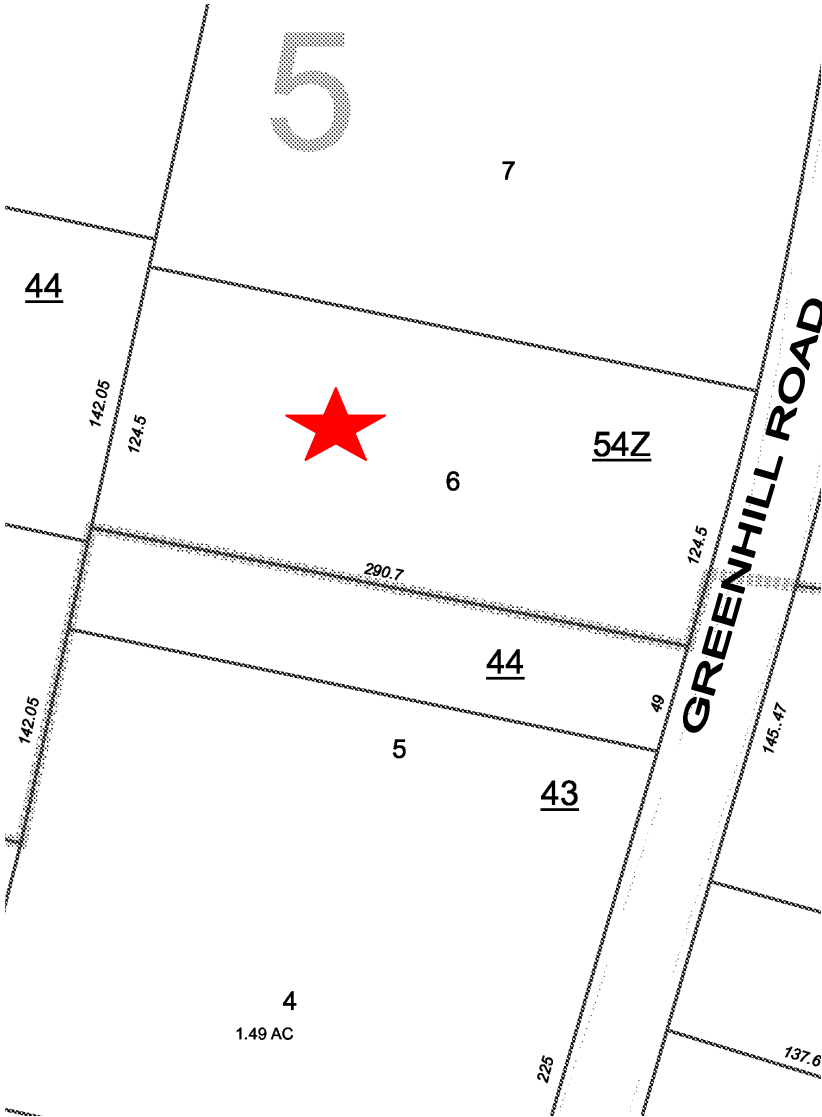
B01 4900 0 00854 0

WAVERLY FARMS ROAD



Ward M01

WILKINSONVILLE ROAD



WEST UNION ROAD

M01 0500 0 00054 Z

Ward M01



WEST UNION ROAD

M01 1500 0 00042 0

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name MDM Investments of Memphis Date 12/07/09

Address 1296 Peabody Ave. 38104

Phone 314-8496 Michael McGhee

Company Name n/a

Company Address _____

Subject Property Address Allen St. / Allen St.

Subject Property ID # 005 0220 0 00006 0 / 005 0220 0 00009 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

(x) Michael D. McGhee
 Signature

(x) 12-1-09
 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Christine Ray Date 11/30/09

Address 815 N. Decatur St. 38107

Phone 578-4586

Company Name n/a

Company Address _____

Subject Property Address 809 Decatur St.

Subject Property ID # 021 0070 0 00015 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

(x) Christine Ray
 Signature

11/30/09
 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Memphis Property Management & Investors, Inc. Date 12/03/09

Address 630 E. Raines Rd. 38109

Phone 922-5991 / 262-6052 Lessie Hall

Company Name n/a

Company Address _____

Subject Property Address 65 E. McLemore Ave. / 735 Farris Rd.

Subject Property ID # 024 0370 0 00003 0 / 077 0660 0 00040 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

(x) 
 Signature

3-Dec-09
 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Fredrick Anderson Date 11/30/09

Address 1630 Maplewood St. 38108

Phone 331-7767

Company Name n/a

Company Address _____

Subject Property Address 1597 Maplewood St.

Subject Property ID # 042 0040 0 00013 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) Fredrick Anderson
Signature

(x) Nov. 30, 09
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name David Humphries Date 11/12/09

Address 1429 Somerset Ave. 38104

Phone 650-2800

Company Name n/a

Company Address _____

Subject Property Address Warford St.

Subject Property ID # 043 0010 0 00001 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) 
Signature

(x) 11/12/09
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Willie B. Robinson Date 11/20/09

Address 1210 Elliston Rd. 38106

Phone 774-2999

Company Name n/a

Company Address _____

Subject Property Address 1206 Elliston Rd.

Subject Property ID # 060 0030 0 00008 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(X) Willie B. Robinson
Signature

(X) 11-20-09
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Rometa Ayers Date 11/16/09

Address 2349 Brooklyn Ave. 38114

Phone 650-5923

Company Name n/a

Company Address _____

Subject Property Address 2351 Brooklyn Ave.

Subject Property ID # 061 0020 0 000006 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) Rometa Ayers
Signature

11-16-09
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Trustees Mt. Pisgah Baptist Church Date 12/02/09

Address 3636 Weaver Rd. 38109

Phone 569-0266 (Curtis Stafford)

Company Name n/a

Company Address _____

Subject Property Address Weaver Rd.

Subject Property ID # 075 0870 0 00573 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

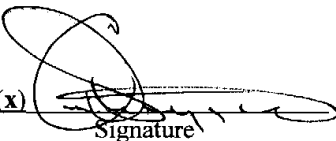
Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) 
Signature

(x) 12/2/09
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Lisa Brice Date 11/23/09

Address 3888 White Owl Square #32 38128

Phone 388-9678

Company Name n/a

Company Address _____

Subject Property Address 8035 N. Westbrook Rd.

Subject Property ID # D01 4900 0 00854 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

(X) Lisa L Brice
 Signature

(X) 11-23-09
 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Douglas R. Beaty, Trustee Tower Limited Trust Date 11/17/09

Address 8130 Country Village Dr. #101, Cordova, TN 38016

Phone 680-0888

Company Name n/a

Company Address _____

Subject Property Address 6020 Raleigh Millington Rd.

Subject Property ID # D01 3700 0 00093 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes ☐ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

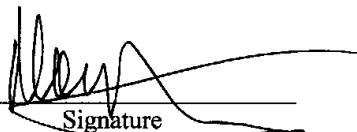
Are there any unresolved construction code violations against any properties in which you have control or interest? Yes ☐ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) 
Signature

(x) 11/17/09
Date